

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, FAICP, PP,
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR
CARL S. CZAPLICKI
DEPARTMENT DIRECTOR

January 18, 2013

Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City, NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing, Economic Development and Commerce, Board of Adjustment. Please have this ad run in the next available edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development and Commerce
30 Montgomery Street, 14th Floor, Suite #1400
Jersey City, NJ 07302
Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development and Commerce, Account Number 7947. If you have any questions, please contact me at 201-547-5010.

Thank You for your attention in this matter.

Sincerely,

Claire Davis, Supervising Planner
Secretary to the Jersey City Zoning Board of Adjustment

c: Mayor's Office
Carl Czaplicki, Director, HED&C
File
Enclosure

**JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the January 17, 2012 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business
7. Request for Adjournment:
8. New business

9. **Adoption of 2011 Annual Zoning Report – Adopted.**

9. Case: Z08-057 & Z08-061 Minor Subdivision & Minor Site Plan
Applicant: Cheryl and James Cardinali
Address: 358 Seventh Street aka 203 Brunswick Street
Attorney: Constantine Bardis, Esq.
Block: 9802 fka 417 Lot: 19 fka L
Zone: R-1 One and Two Family Housing District
For: **a. Z08-57** Minor Subdivision to create two undersized lots from a single already undersized lot for the purpose of demolishing the rear single story structure and constructing a 3-story single family house on a new 20' x 25' lot.
“c” variances: Min lot area/width/depth, min rear yard
“d” variances: Expansion of a Nonconforming Use
Decision: DENIED.

b. Z08-061 Construction of a 3-story single family house on a new 20' x 25' lot (following subdivision, if approved)
“c” variances: Min lot area/width/depth, min rear yard, max building cov., max lot coverage
“d” variances: Expansion of a Nonconforming Use
Decision: Rendered moot by Denial of Subdivision.

10. Case: Z12-038
Applicant: Henry Skipper
Address: 349 Claremont Avenue
Attorney: Pro Se
Block: 22203 fka 1780 Lot: 12 fka 10
Zone: R-1 One and Two Family Housing District
For: Construction of a two family house, previously destroyed by fire, on an undersized lot
“c” variances: Min lot area, Min lot depth, Min side yard, Min rear yard, Max building coverage, Min garage dimensions, Min front yard landscaping
Decision: Approved with conditions.

11. Case: Z12-032
Applicant: Michael Ryan
Address: 292 Barrow Street aka 68 Mercer Street
Attorney: Jon Campbell, Esq.
Block: 12906 fka 238 Lot: 41
Zone: Van Vorst Park Historic District
For: Expansion of the pre-existing, nonconforming restaurant at 292 Barrow Street into both floors of an existing, separate, nonconforming 2-story structure and use at the rear of the lot at 68 Mercer Street.
“d” variance: Expansion of a Nonconforming Use
Decision: Approved with conditions.

12. Case: Z12-035
Applicant: 349 Third Street Enterprises, LLC
Address: 349 Third Street
Attorney: Charles J. Harrington, III, Esq
Block: 110004 Lot: 5
Zone: NC – Neighborhood Commercial District
For: Convert a portion of ground floor commercial space (approved at 2,845 sq ft to be reduced to 1,380 sq ft) to a 3-bedroom unit at the rear.
“d” variance: Use
Decision: Approved with conditions.

13. **MEMORIALIZED THE FOLLOWING RESOLUTIONS:**

- (1) Resolution of the Jersey City Board of Adjustment Approving “D’ Variance # Z12-023 submitted by Sal Di Brita (77 Tuers Avenue).

14. Executive Session, as needed to discuss litigation, or other matters.